



AGRICULTURAL PROTECTION DISTRICT REPORT

February 5, 2018

Background

An Agricultural District provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines, and allows for additional review if land is taken by eminent domain for a public purpose.

*Planning and Zoning
Department*

The increasing number of nonfarm residences in rural areas has resulted in more nuisance suits over commonly accepted farm practices such as applying manure and pesticides. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

Application: Helfrich

Owner:	James Helfrich
Owner's Address:	PO Box 921, Pataskala, OH 43062
Parcel Number:	063-140694-00.000, 063-140688-00.000, 063-140142-01.000
Property Location:	Cable Road
Acres:	7 acres, 30.75 acres, 2.51 acres. 40.26 Total Acres

Staff Review

- Average Gross Income Qualification: These properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG - Agriculture
East	AG - Agriculture
South	AG - Agriculture
West	AG - Agriculture

- Future Land Use Map: The subject properties are designated for Conservation Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Residential
East	Conservation Residential
South	Agriculture/Low Density Residential
West	Conservation Residential

- Area Development: There is no development occurring in this area.
- Infrastructure Plans: There are no plans for infrastructure improvements at this time.
- Comments: Staff has no objections to this application.

ODA - Ag Adm. Form 11
Revised 9/03

240
622927-0679

1040
FILE NUMBER

APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application

A. Owner's Name: HELFRICH JAMES C

Owner's Address: PO BOX 921 PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property Cable Rd
Street or Road

Licking
County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140694-00.000	7.0000
PATASKALA LK HGHTS LSD-WLJFD	063-140688-00.000	30.7500
PATASKALA LK HGHTS LSD-WLJFD	063-140142-01.000	2.5100
TOTAL # OF ACRES:		40.2600

B. Does any of the land lie within a municipal corporation limit? Yes No _____
If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
Yes No _____

If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock			
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government? Yes No _____

If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: [Signature] Date: 1-4-18

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: _____

County Auditor's Signature: _____

Date Filed (if required) with Clerk of Municipal Corporation: January 4, 2018

Clerk's Signature: [Signature]

Action of legislative body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____ *

Date of Legislative Action _____ Clerk's Signature _____

*if modified or rejected, attach reason for modification or rejection



063-140694-00.000

063-140688-00.000

PATASKALA

063-140142-01.000

COURTER RD SW

CABLE RD SW

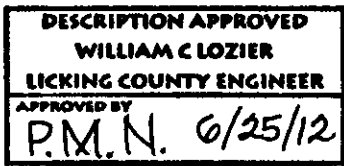
ALWARD RD SW

HEADLEYS MILL RD SW

157

156

28



201206250014002
Pg: 2 \$28.00 T20120016092
06/25/2012 11:25AM MEPACS TITLE
Bryan A. Long
Licking County Recorder



0115PA00200000064000

TRANSFERRED
Date JUNE 25, 2012
Michael L. Smith
Licking County Auditor TH

SEC.319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY TH 56.80

GENERAL WARRANTY DEED

Golden Eagle Investment\$, LLC, an Ohio Limited Liability Company of Licking County, Ohio, for valuable consideration paid, grants with General Warranty Covenants, (Per O.R.C. Secs. 5302.05 and 5302.06) to **James C. Helfrich**, whose tax-mailing address is: PO Box 921, Pataskala, OH, 43062, the following described real property:

Situated in the County of Licking, in the State of Ohio and in the City of Pataskala and further described as follows:

Being situated in Lot Eighteen (18), Quarter Township One (1), Township One (1), Range Fifteen (15) of the United States Military Lands in Lima Township, Licking County, State of Ohio and being part of that land described in Deed Volume 363, Page 16 and Deed Volume 422, Page 335 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning at a spike at the Northeast corner of Lot 18;

Thence from the place of beginning South 3 deg. 55' 28" West along the East line of Lot 18 also being the Westerly boundary of Lora H. Rodeback (D.V. 746, P. 512) a distance of 520.00 feet (passing over an iron pin at 30.00 feet) to an iron pin;

Thence North 85 deg. 31' 39" West a distance of 210.00 feet to an iron pin;

Thence North 3 deg. 55' 28" East a distance of 520.00 feet (passing over an iron pin at 490.00 feet) to a spike in the centerline of Cable Road (Township Road 156);

Thence South 85 deg. 31' 39" East along the centerline of Cable Road a distance of 210.00 feet to the place of beginning - containing 2.507 acres, more or less.

Subject to all legal right-of-way of previous record.

Subject to zoning restrictions, leases, easements, covenants and restrictions of record.

Taxes shall be prorated to date of closing.

Parcel Number: 063-140142-01.000

Prior Instrument Reference: Instrument #201205310012014 of the Licking County, Ohio Recorders Office.

Signed and acknowledged this 21st day of June, 2012.

Golden Eagle Investment, LLC
BY: [Signature]
David Boozell, Authorized Agent

STATE OF OHIO }
COUNTY OF LICKING } SS:

The foregoing instrument was acknowledged before me this 21st day of June, 2012, by David Boozell, Authorized Agent on behalf of Golden Eagle Investment, LLC, an Ohio Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
James A. Giles, Attorney at Law
109 East High Street
Mount Vernon, Ohio 43050
Telephone: 740-393-7777
K12-24251[km]



CAMERON L. ROBERTSON
Notary Public, State of Ohio
My Commission Expires
1/16/13

GENERAL WARRANTY DEED
(O.R.C. 5302.05 AND 5302.06)

Hilda M. Gieseck, a widow and not remarried, of Licking County, Ohio, for valuable consideration paid grants with general warranty covenants, to James C. Helfrich, whose tax mailing address is 3886 Old Maids Lane, Pataskala, OH 43062, the following real property:

Situated in the State of Ohio, County of Licking, Township of Lima and bounded and described on the attached Exhibit A, which is incorporated herein by reference, consisting of Parcels I and II, containing 30.75 and 7 acres, more or less, respectively.

Prior Deed Reference: Vol. 334, page 129, Official Records and Vol. 289, page 172, Official Records, Licking County, Ohio.

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes and assessments which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

Witness my hand this 17 day of JUNE, 19 91.

Signed and acknowledged in the presence of:

Sallie A. Skyles
Ann C. Hayes

Hilda M Gieseck
Hilda M. Gieseck

STATE OF OHIO
COUNTY OF Licking SS:

The foregoing instrument was acknowledged before me this 17 day of JUNE, 19 91 by Hilda M. Gieseck.

This instrument prepared by:
William C. Hayes
Attorney at Law
P.O. Box A-50
Pataskala, Ohio 43062


Ann C. Hayes
NOTARY

WILLIAM C. HAYES, Attorney at Law
State of Ohio
Lifetime Commission

EXHIBIT "A"

Situated in the County of Licking, in the State of Ohio and in the township of Lima, and bounded and described as follows:

Parcel I:

Being a part of the south half of lot No 13, rod south of a stone 57.15 rods east of a stone at the intersection of the Columbia and Jersey road and the road running east and west along the south line of Lot No 13, said stone being One (1) rod north of the center of said east and west road; Thence east along the center of said road 105.72 rods to a stone at the corner of Anderson, Besse and Headley's corner; thence north 32 rods to the center of the north brance of Licking Creek; Thence north west along the center of said creek to the south line of lands of the heirs of Amos Courter; thence west along said Courter's line 75.12 rods to a stone at the north east corner of lands formerly owned by Moreland; thence south along said Moreland's lands 49 rods to the place of beginning containing 30.75 acres more or less.

Parcel II:

Being Seven (7) acres taken off the east end of the following described tract taken by a line north and south and parallel with the east end thereof. Which original tract is supposed to contain 17 1/2 acres and is bounded and described as follows; Being a part of lot No 13, of the first township, first quarter and 15th Range U.S.M. Lands, beginning at the south west corner of said lot No 13 in the center of the road; thence north along the center of the road 50 rods to the south line of Courter's land; thence east along the south line of Amos Courter's land 65 rods to a stake which is the west line of the first parcel; Thence south 50 rods to the center of the east and west road; thence west along the center of said road to the place of beginning containing 17 1/2 acres.

SEC. 319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY *Bone* 370.00

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
TAX MAP DRAWING NO. #2
APPROVED BY: *[Signature]*

TRANSFERRED

Date *Jan 18* 19 *91*
George D. Buchanan
Licking County Auditor *Bone*

RECEIVED FOR RECORD
AND RECORDED
JAN 18 1991
at 9:30 a.m.
in Official Record
Vol 38 Page 51
Licking County, Ohio
Robert S. Williams
Recorder fee 10.00

26686

GENERAL WARRANTY DEED
(O.R.C. 5302.05 AND 5302.06)

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Witness my hand this 17 day of JUNE, 19 91.

Signed and acknowledged in the presence of:

Sallie A. Skyles
Ann C. Hayes

Hilda M Gieseck
Hilda M. Gieseck

STATE OF OHIO
COUNTY OF Licking SS:

The foregoing instrument was acknowledged before me this 17 day of JUNE, 19 91 by Hilda M. Gieseck.

This instrument prepared by:
William C. Hayes
Attorney at Law
P.O. Box A-50
Pataskala, Ohio 43062


Ann C. Hayes
NOTARY

WILLIAM C. HAYES, Attorney at Law
State of Ohio
Lifetime Commission

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SEC. 319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY Bone 370.00

DESCRIPTION APPROVED	
TIM LOLLO	
LICKING COUNTY ENGINEER	
TAX MAP DRAWING NO.	APPROVED BY:
#2	<i>[Signature]</i>

TRANSFERRED

Date January 18 1991
George D. Buchanan
Licking County Auditor Bone

RECEIVED FOR RECORD
AND RECORDED
Jan 18 1991
at 9:30 a.m.
in Official Record
Vol 38 Page 51
Licking County, Ohio
Recorder fee 10.00
<u>R. S. W. Bone</u>

26686